

Training Center Site Task Force

Minutes

Thursday March 22, 2018, 7:00-9:05 pm
12000 Government Center, Conference Rooms 9 and 10

Attendance: Nancy Mercer (Chair), Cary Adams, Leeann Alberts, Steve Bergstrom, Frank Cumberland, Denis Gulakowski, Jill Hilliard, Mark O'Meara, Bill Parmentier, John Rephlo, Melvin Russell, and Heather Villavicencio

Braddock District Supervisor's Office: Marcia Pape

Fairfax County Office of Zoning; DPZ Staff, Clara Johnson, Roger Dindyal, Corinne Bebek

Braddock District Planning Commissioner Nell Hurley

Members of the Community: Bob Brant, Walsh Colucci; Nancy Grant, Maureen Pettis, and Larry Velte, Kings Park West HOA; and Joe Pettit, Concerned Fairfax

I. Administrative Items:

- Introductions, members of the Task Force and Community.
- Review use of Assisted Listening Device.

II. Presentation by Bob Cosgriff, Braddock District Trails and Sidewalk Committee Representative

The Fairfax County Park Authority has proposed including in the next bond issue funding to create a connecting trail from Braddock Road to Lake Royal. The trail would either have to run along the perimeter of the former NVTC property or through the woods by the creek and partially through the site (which would be preferable).

Discussion: The group discussed what the trail would look like, i.e. would it be a walking trail, multi-use, paved, etc. All agreed that a trail sounded like a good idea, and it should be a paved trail that would be safely accessible by both walkers and those in wheelchairs.

Note: The George Mason Forest community supports the development of a connecting trail on the former NVTC property.

III. Task Force Priorities and Goal Statements:

Clara from DPZ led the Task Force through a discussion to help the group define some core goals/value statements and priorities for determining the use of the land.

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She shared input from the January 20 community meeting that highlighted some of these issues:

Goal Statements:

Whoever uses the property should:

- “Be a good neighbor”
- “Blend into the fabric of the community”
- “Make sure that traffic flow and demand is thoughtfully addressed”
- “Create community gathering spaces”
- “Ensure land is walkable/usable by people of all ages”

Priorities Identified:

- Housing--affordable, accessible, workforce, senior housing, housing for disabled;
- Parks and Recreation--more open spaces, fields, gymnasiums, multi-use courts, and ball fields;
- Social/Community Needs--child care, lifelong learning centers, intergenerational centers, community meeting space;
- Commercial use--restaurants, town center “light”; and
- Infrastructure Issues--must consider adequate parking, traffic, schools, emergency needs.

Discussion: The task force went through an exercise to develop some solid value statements for use of the property.

- Take advantage of public/private partnership opportunities;
- Blend into the community, i.e. provide opportunities for public and private use of the property site;
- Ensure whatever is built there is “physically attractive” and does not tower over the rest of the community, i.e. consider building height and density of structures;
- Ensure the current and proposed infrastructure can support whatever is built on the property.

The task force reviewed priorities for use of the property.

Field house: A field house, like the George Mason Structure on Route 123, was proposed as a recreation option. It would have a gym, pool, community meeting space

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and resemble a model in Chicago Illinois: <https://www.chicagoparkdistrict.com/parks-facilities/hamilton-park#lohistory>

Discussion: At the last meeting, the Task Force heard that Neighborhood and Community Services had community centers in and/or near the Braddock Road community, including the Mott Center and Audrey Moore Center. Both of these centers are going through a process of being enlarged, so in terms of “critical need” for community center space, the Task Force was told that this is not the most important need and that parks are in more demand vs. community centers.

Additionally, if a Continuing Care Community were built on this site, the “field house” model would be part of the community. If this could be a resource for the community “at large” as well as for the residents of the CCC, that would be a model the Task Force would support; but in terms of building another large structure that would require parking and create increased traffic to the site, some members of the Task Force expressed concern about the idea.

Playground parks and multi-use walkable space: The Task Force has discussed the playground park model that has been developed in high density areas like Arlington County. These sites include benches for sitting, playground areas, and small basketball courts, providing community gathering spaces for people of all ages:

<https://www.yelp.com/biz/woodstock-park-arlington>

<https://www.fairfaxcounty.gov/parks/clemyjontri/>

Discussion: Creating playground areas on the property, whether a CCC is co-located or not, would be good for the community. It was identified as a need at the community meeting and would provide families with a place to gather in the Braddock District.

Affordable and workforce housing: The idea of the Residences at Government Center was briefly discussed as a housing option for the site:

<https://www.residencesgovernmentcenter.com/>

Discussion: Task Force members voiced that the current regulations requiring that the county must ensure all new development includes a percentage of affordable housing will address this priority area. Marcia noted that the regulations do not apply to all forms of development and the Task Force should specifically cite affordable housing if that is a priority.

IV. Land Use Scenarios:

DPZ staff provide numbers for the Task Force in the form of three different land use scenarios:

1. Residential uses up to 3 dwelling units per acre
2. Continuing Care Facility and Community Use (Parks or Early Childhood Center)

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- Residential up to 6 du/ac on NVTC site, 3 du/ac on State Police site and Community Use (Parks and Early Childhood Center)

The scenarios were broken into two categories:

- NVTC site (82.2 acres)—with each of the scenarios applied; and
- State Police site (8.8 acres)—with only the 3 du/ac applied to this property.

	Existing Development	Current Comprehensive Plan (Base Level)	Land Use Scenario 1	Land Use Scenario 2	Land Use Scenario 3
NVTC Site (82.2 acres)	Public Facilities 142,876 sq ft Vacant	Public Facilities	246 Residential Units	1100 Independent Living Units 150 Nursing Assisted/Skilled Beds 575 Employees (275 Full time, 300 part-time) Parks (1 Athletic Field and 2 Multi-Use Courts)	Multifamily residential? Single Family attached residential? Single family detached residential? Parks (1 Athletic Field and 2 Multi-Use Courts)
State Police Site (8.8 acres)	Public Facilities 43,122 sq ft	Public Facilities	26 Residential Units (3 du/ac)	26.4 Residential Units (3 du/ac)	26.4 Residential Units (3 du/ac)
Total (91 acres)	Public Facilities 185,998 sq ft	Public Facilities	273 Units	1100 Independent Living Units 150 Nursing Assisted/Skilled Beds 575 Employees Parks (1 Athletic Field and 2 Multi-Use Courts) 26 Residential Units	1/3 Multi-Family 1/3 Single Family Attached 1/3 Single Family Detached (Average of 546 Units) Parks (1 Athletic Field and 2 Multi-Use Courts) 26 Units

Discussion: DPZ staff compared each of the scenarios to the current land use. The Task Force looked at different configurations of the parcels of land and asked that the DPZ team apply the three different land use scenarios to the State Police site.

V. Outreach for Community Meeting and Community Engagement:

The Task Force discussed the importance of getting representation from other key stakeholders at the next meeting on April 23, 2018, other than the 50 and older community.

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Discussion: Staff from Supervisor Cook's office shared that they did a mass mailing for the last community meeting that has a great attendance, but was made up of mostly the 50 years of age and older community. Additional outreach ideas shared by the group include using Facebook, Twitter, The Connection Newspaper, civic association meetings, and posting the meeting notice on the Community Boards in each of the neighborhoods.

In addition to the meeting, the Task Force talked about creating a "Survey Monkey" tool to seek additional input on the different scenarios as information is gathered to create final recommendations.

Action Item: Task Force members will share the April 23 meeting announcement through the different mediums they have access to, including newsletters, websites, signage, and community meetings.

VI. Schedule:

The Task Force reviewed the schedule. There will be one more meeting prior to the April 23 community meeting. The Task Force will review the scenarios to be presented and work with DPZ and the Supervisor's office to set the agenda for the community meeting. Following the community meeting and efforts to seek further input through Survey Monkey or other outreach efforts, the Task Force will work to finalize recommendations for the NVTC site.

VII. The meeting was adjourned.

Meeting Dates	Location	Description
April 12, 2018	Fairfax County Government Center Rooms 9/10 (1200 Government Center Parkway)	Prepare for the Community Meeting
April 23, 2018	Robinson SS - Gold Cafeteria	Community Meeting
May 7, 2018	Braddock Hall	TBD
May 21, 2018	TBD	TBD

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